



SECTION  
**7**  
**COMMUNITY  
FACILITIES  
& SERVICES:**  
WHERE DO PEOPLE PLAY,  
LEARN & WORSHIP?





## INTRODUCTION

The purpose of the Community Facilities and Services Element of this specific plan is to identify the public facilities that are needed to serve the planned developments identified in the Land Use Plan. The capital expenditure for the development of this Element, as stipulated in the City Council's Vision and Expected Outcomes for Coyote, would be completely financed by private development. Similarly, the operation and maintenance costs of these community facilities must not result in a negative fiscal impact on the City.

# SECTION 7

## COMMUNITY FACILITIES & WORSHIP

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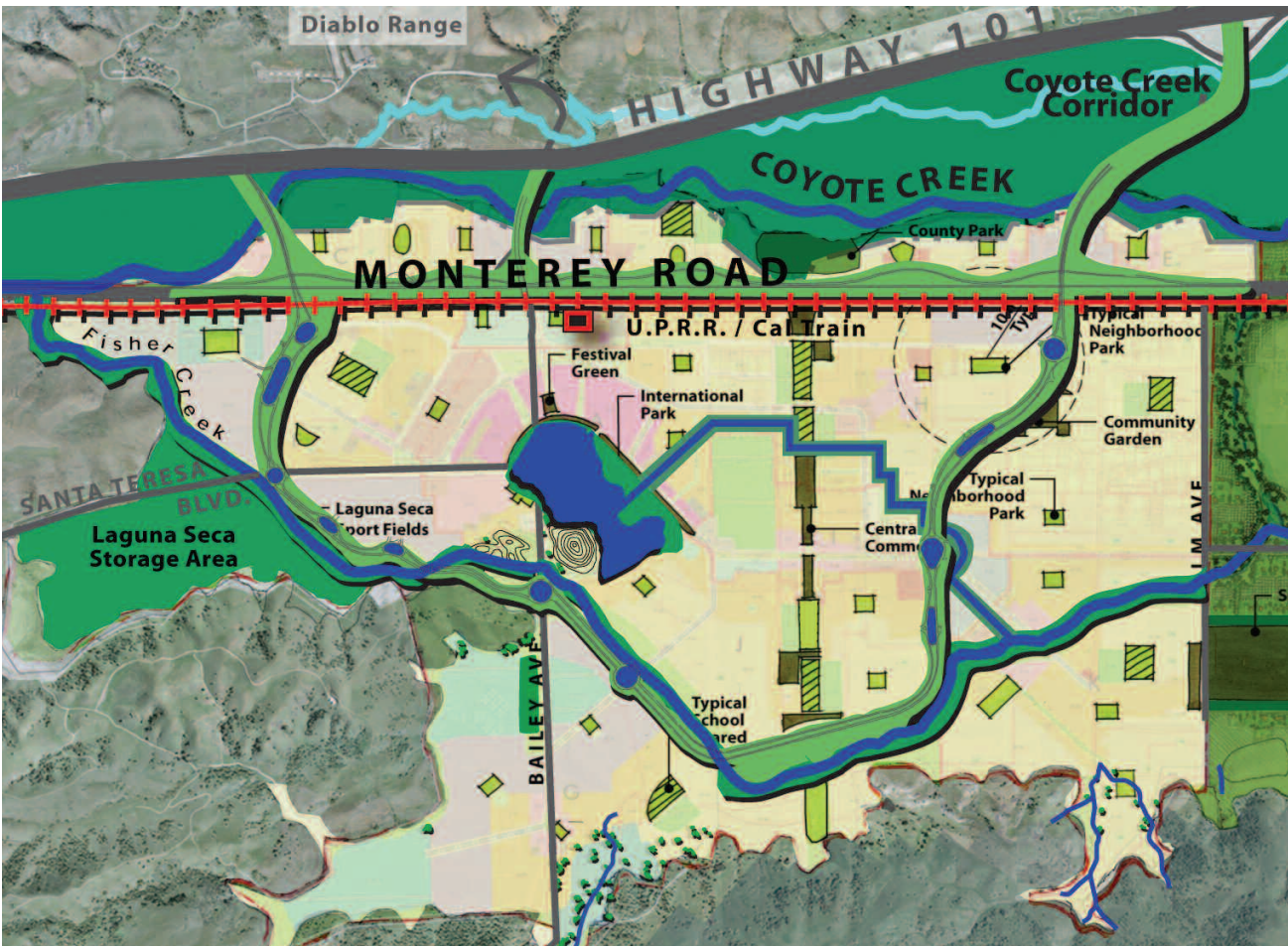
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**FIGURE 25: COMMUNITY FACILITIES MAP**

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|  Community Parks    |  Typical School Shared Use Park |
|  Neighborhood Parks |  County Park                    |



## OPEN SPACES, PARKS AND RECREATION

The open space, parks, and recreation system is a network of many types of spaces ranging from natural areas to built areas, and includes both public and private lands. In Coyote Valley, the landscape typologies range from natural hillsides and creeks, to manicured play fields and parks.

Each landscape typology is related and connected to the others, with its own set of considerations. The planning and design for this comprehensive open space network integrates both the natural and the cultural requirements into a comprehensive whole. Together, the natural and built environments provide a wide range of passive and active recreation uses, and in many cases, would contribute to other needs such as storm water filtration and management and wildlife habitat. The Community Facilities Diagram, Figure 25, locates the major elements of the plan. Objectives and policies of the CVSP network of open spaces, parks and recreation follows:

**Objective 1:** Preserve, and enhance the qualities that make Coyote Valley special. Open space, park and recreation areas should contribute to the existing overall sense of quality and beauty in Coyote Valley.

**Objective 2:** Contribute to a healthy lifestyle and authentic sense of community by providing diverse opportunities for active play and passive relaxation.

**Objective 3:** Create a balance between communities of nature and communities of people in a seamless blending of the natural and built environments.

**Objective 4:** Provide for the needs of a diverse community including different age groups, incomes levels, cultures, family sizes and persons with different physical capabilities.

**Objective 5:** Consider parks and recreation areas as a connected network of assets and amenities that are linked together by a continuous and complete system of

pedestrian, bike, and equestrian trails located throughout Coyote Valley and connected to the City, County and regional trail systems.

**Objective 6:** Create a network of park and recreation assets that are affordable to build and are sustainable over time including ease of management and maintenance.

**Objective 7:** Promote the use of recycled water for water features and landscape irrigation to the greatest extent possible.

**Objective 8:** Ensure that natural open space, parks and recreation areas of basic infrastructure are built concurrent with development of housing and other land uses to provide residents with adequate park and recreation areas.

**Objective 9:** Incorporate the City of San José's core values as stated in "Greenprint: for Parks and Community Facilities and Programs"

**Objective 10:** Pursue opportunities for shared use of parks at elementary and middle schools. Work with the Morgan Hill Unified School District to develop shared-use agreements.

**Objective 11:** Design open space and park areas to satisfy more than recreation needs alone, as land in Coyote Valley is very valuable. Wherever possible, these areas should additionally provide for:

- Storm water management and filtration;
- Circulation;
- Wildlife habitat;
- Visual identity and place-making.

**Policy 1:** Develop a detention plan for Coyote Valley that maintains capacity for:

- Water quality treatment in roadside swales, marsh, the Lake or riparian environments.
- Reductions of peak flows in creeks, the Lake, Coyote Creek Parkway, Urban Canal, green streets, and landscape areas.
- The 100-year flood in the Lake, Fisher Creek and Laguna Seca in conjunction with active park uses such as ball fields.

**Policy 2:** Establish basic circulation and connection components of a pedestrian, bicycle and equestrian trail system throughout the Valley and connecting to hydrological areas.

**Policy 3:** Establish natural and naturalized recreation access and opportunities within or adjacent to the hydrologic system.

**Policy 4:** Explore opportunities to create a major regional athletic field complex within the North Coyote Laguna Seca flood control basin.

**Policy 5:** Develop urban gardens, parkways, green streets, and landscape areas to perform urban runoff bio-filtration functions, including:

- Solids settlement and filtration;
- Volatiles separation and evaporation;
- Nutrient uptake and biomass conversion.



The CVSP describes five categories of Open Space, Parks and Recreation including:

- Natural Open Space Areas
- Multi-Function Open space and Recreation Areas (Blue Infrastructure)
- Parks and Recreation (Green Infrastructure)
- Community Landscaping
- Greenbelt (See Chapter 9)

### Natural Open Space Areas

The CVSP includes a broad system of public and private natural open space encompassing significant environmental resources such as hills, creeks, riparian corridors, grasslands, and oak savannahs. This open space provides a substantial amenity that would be preserved and enhanced to improve the natural storm water patterns, provide for bio-filtration, improve wildlife movement and habitat, provide active and passive recreation, and provide visual separation, connection and definition between neighborhoods. Over 20 miles of pedestrian, bike, and equestrian trails have been included throughout the CVSP open space network to provide connectivity and to allow residents and employees to walk, jog, or ride within natural open space areas.

Natural open space amenities include the east and west hills that form Coyote Valley, the Coyote Creek Corridor, intermittent riparian corridors in the Western Hills that feed the Valley floor, realigned Fisher Creek, Spreckels Hill adjacent to Bailey Avenue and Santa Teresa Boulevard, and areas with significant plant communities such as the oak savannah along the north-western hills near IBM. These natural amenities provide significant resources and contribute to the beauty of Coyote Valley. It is the intent of CVSP to preserve these scenic features and reinforce the reality that the Valley is surrounded by open space. CVSP would locate development to preserve view corridors so that scenic features can be seen from many areas throughout the Valley.



#### 1. Coyote Creek

Coyote Creek extends 60 miles from Gilroy to the San Francisco Bay and is the longest creek in Santa Clara County. As it runs through Coyote Valley, it becomes part of the Coyote Creek County Park where it helps re-charge the aquifer through a series of ponds, provides important habitats for fish and wildlife, and includes a 15-mile multi-use trail for pedestrians, bicyclists, and equestrians that connects South San José to Henry Coe State Park near Anderson Reservoir above Morgan Hill. The Coyote Creek Parkway Trail would eventually form part of a 35-mile long system that would connect Coyote Valley with the San Francisco Bay Trail. The Coyote Creek County Park corridor is contiguous with CVSP for approximately four miles along the eastern edge of the CVSP planning area.

**Objective 12:** Preserve and enhance the Coyote Creek County Park as a significant environmental recreation, and visual resource.

**Policy 6:** Coordinate with Santa Clara County Parks and Recreation (SCCPR) to identify sensitive environmental concerns and incorporate measures to protect the Coyote Creek County Park and minimize adverse impacts from the CVSP.

**Policy 7:** Limit storm water runoff to Coyote Creek from CVSP to pre-development levels.

**Policy 8:** Identify riparian zones and adjust the CVSP to meet the City of San José's Riparian Corridor Policy including setbacks for roads, trails, and structures, and other design guidelines.

**Policy 9:** Generally, locate lower density residential development adjacent to the Coyote Creek County Park in order to minimize visual impacts of the development as seen from the Corridor. Taller buildings should be setback away from creek with the lower scale development closest to the creek, with the exception of the workplace uses located in Planning Area B on either side of Bailey Avenue between the Coyote Creek County Park and Coyote Valley Boulevard.

**Policy 10:** Locate a public frontage road between the Coyote Creek County Park and development.

**Policy 11:** Orient residential development facing towards the Coyote Creek County Park.

**Policy 12:** Locate a new, multi-use trail along the west side of the Coyote Creek County Park in order to reduce impacts to the eastern side of the creek.

**Policy 13:** New trail connections across Coyote Creek should be avoided.

**Policy 14:** Coordinate with County Park and Recreation Department to provide appropriate access points to Coyote Creek County Park from the development. Consider a primary staging area at the connection of the proposed Central Commons and the Coyote Creek County Park. Amenities for the staging area should include parking, equestrian facilities, restrooms, picnic areas, and informal play fields.

## 2. Fisher Creek

Fisher Creek within the CVSP area is an earthen channel built by farmers for agricultural drainage. The channel is shallow and provides for only the five to ten-year storm discharges, and has little habitat and no visual or recreational benefits. Through an extensive series of studies, the CVSP concluded that the most beneficial and environmentally sensitive approach would be the realignment of Fisher Creek to its historic alignment along the base of the Western Hills.

**Objective 13:** Realign the existing Fisher Creek to more closely follow its historical location, as shown on the 1876 map.

**Objective 14:** Create a new Fisher Creek Corridor that serves as a natural, multi-functional amenity providing:

- Storm water management; detention and bio-filtration complying with the City Council Policies 6-29 and 8-14 [C.3 Permit requirements including the Hydromodification Management Plan (HMP)]
- New wildlife habitat;
- New wetlands;

- Non-vehicular circulation including pedestrian, bike and equestrian trails.

**Policy 15:** Mixed native riparian plant species should be incorporated within the realigned Fisher Creek Corridor that have largely disappeared due to agricultural use. These include willows, cottonwood, sycamore and black walnuts.

**Policy 16:** Bridges across realigned Fisher Creek should be located to provide connectivity across the creek and located sufficiently close together to maintain connections between neighborhoods.

**Policy 17:** Multi-use paths should be designed to allow for maintenance vehicles.

**Policy 18:** The realigned Fisher Creek Corridor should be created with an open and natural feeling and fences and gates, with the exception of gates for maintenance access, should be avoided.

## 3. Hills

The CVSP area has two main topographic features: the flat Valley floor which tilts slightly to the west away from the Coyote Creek, and the hills to the east and west that create the Valley's enclosure and give the Valley its distinct identity. The hills provide a significant visual open space backdrop to development on the Valley floor, provide grazing opportunities, and recreation for the Valley residents, workers, and regional population through the use of existing and proposed trails.

**Objective 15:** Preserve and protect the hills and ridgelines as a valuable visual and environmental resource.

**Objective 16:** Preserve the hillside stands of native vegetation such as the oak savannahs and riparian corridors.

**Objective 17:** Protect significant historical and pre-historical sites located in the Western Hills.

**Objective 18:** Preserve the two small hills, including Spreckels Hill, located on the north and south sides of Bailey Avenue just west of Santa Teresa Boulevard.

**Policy 19:** Prevent development on slopes greater than 15% to ensure permanent open space within the hills.

**Policy 20:** Grazing of the hills should be allowed as a way to control grasslands and minimize fire risk.

**Policy 21:** Hillside trails should be located and designed to connect the Valley to the City, County and regional trail systems and to minimize scarring of the hills through grading operations.

**Policy 22:** Protect grasslands and other vegetation by preventing motorized vehicle uses in the hills (i.e. control gates may be located to prevent access)

## 4. Aquifer Recharge

The Coyote Valley aquifer is a critical natural resource and would supply water to the CVSP area. The Santa Clara Valley Water District (SCVWD) manages the Coyote Valley sub-basin and is concerned with the quality of the basin over the long term and during periods of drought. Currently, the groundwater levels for Coyote Valley have been stable, with extractions, mostly for irrigation, in balance with the recharge. It is estimated that CVSP would double the amount of extraction from the basin. Maintaining the basin's balance is a primary goal for CVSP.

SCVWD has agreements to acquire water from State and Federal sources and has a regional system to move water from one location to another to meet local needs. Studies indicate that there is no physical limitation to increasing recharge in Coyote Creek. Therefore, with access to additional water resources and the ability to recharge the sub-basin in Coyote Creek, the increased extractions for CVSP can be accommodated without reducing the sub-basin water balance.

There are three alternatives for groundwater recharge: (1) four basins in the Greenbelt; (2) in-stream within Fisher Creek, located south of Palm Avenue in the Greenbelt; and (3) use of advanced treated recycled water.

The four basins in the Greenbelt would consist of levees, service roads, fences and gates, monitoring wells, instrumentation and communication facilities, and methods for monitoring and controlling the operation of the basins. These basins are assumed to be for recharge only.

The in-stream recharge alternative would be incorporated into the design of Fisher Creek Segment 4 as a flood control facility. The creek would be designed to accommodate up to 20 acres of quiescent pools, where creek flows and supplemental water from the Cross Valley Pipeline can percolate to the aquifer.

When filled, typically late winter through late summer, these ponds would resemble large lakes. The water surface would vary as water is added, percolates, and evaporates. Nevertheless, it is likely that the ponds would become habitats for certain plants and wildlife.

The ponds would be operated by the SCVWD, which has policies on use of such facilities for recreation. From SCVWD Policy 1-415, Resolution 72-44, certain activities are considered incompatible with recharge ponds:

- Swimming;
- Wading;
- Motor boating;
- Operating motor vehicles immediately adjacent to the facility;
- Having large animals immediately adjacent to the facility.

To prevent contamination from these activities, public access to these facilities would be controlled with fences and appropriate signs.

Activities such as hiking, picnicking, non-motorized boating, and fishing can be allowed. Facilities for such activities can be part of the landscape.

Aquifer recharge not only increases the amount of water returned to the subbasin, but also the quality of that groundwater. There are several significant objectives and policies incorporated in the CVSP that address aquifer extraction, recharge and the quality of the groundwater returned to the aquifer.

**Objective 19:** Maintain the water budget of Coyote Valley through increased recharge rates that offset the increased rate of extraction resulting from CVSP.

**Objective 20:** Protect the quality of the aquifer.

**Policy 23:** Bio-filtration areas should be incorporated throughout the Valley that would increase recharge.

**Policy 24:** Design bio-filtration areas to help filter water as it percolates through the soil and to help maintain the groundwater quality. Primary bio-filtration and recharge areas shall include:

- Realigned Fisher Creek;
- The Lake parklands;
- Coyote Valley Parkway landscape;
- East side of Monterey Road landscape;

- Sections of the Urban Canal Park landscape;
- Sports fields in Laguna Seca and Greenbelt;
- "Green streets".

**Policy 25:** Develop a design criterion that meets the City Council Policies 6-29 and 8-14 (C.3 requirements for bio-filtration.)

**Policy 26:** Use recycled water to help reduce the need for extraction.

**Policy 27:** Irrigate landscape areas with recycled water and encourage the use of plant materials that foster water conservation.

**Policy 28:** Discourage land uses that might potentially harm the groundwater basin.

**Policy 29:** Prohibit land uses that have the potential to pollute the groundwater to ensure protection of the groundwater basin. Land uses that have only slight risks to the groundwater basin should be located in areas where the risk of groundwater contamination is unlikely.

## 5. Cross-Valley Wildlife Corridor

A cross valley wildlife corridor would provide an important opportunity for wildlife to move between the Eastern and Western Hills.

**Objective 21:** Provide cross valley corridor opportunities within the general CVSP area for wildlife to freely migrate between the Eastern and Western Hills.

**Policy 30:** A cross-valley wildlife corridor, ranging in width from 300 to 500 feet, should be provided.

**Policy 31:** A grade-separated crossing at Monterey Road should be provided to allow a continuous connection that links to the U.S.101 underpass thereby providing access to the Eastern Hills.

**Policy 32:** Pedestrian, bike and equestrian circulation should be explored within the cross-valley corridor.

**Policy 33:** Storm water detention, bio-filtration and recharge within the cross-valley wildlife corridor should be explored.

## 6. Riparian Corridors

Several important intermittent riparian corridors run from the western hills into the Valley. These should be preserved in the hills. As they reach the Valley floor, they begin to disperse and become less distinct. These corridors are important for the movement of natural storm water, to provide wildlife movement and habitat, to allow visual separation between built areas, and to provide low impact community access that connects the Valley to the hillside trail network.

**Objective 22:** Maintain intermittent riparian corridors in the hills and as they reach the Valley floor, provide a visible, surface connection between the hillside corridors and realigned Fisher Creek. These connections may be natural or more urban depending on the adjacent land use.

**Policy 34:** Riparian setbacks should be provided as outlined in the City of San José's Riparian Corridor Policy Study.

**Policy 35:** Require that trails follow the riparian corridors and comply with the City setback requirements.

## Coyote Valley Multi-Functional Open Space and Recreation (Blue Infrastructure)

The Blue Infrastructure includes those elements that serve primarily storm water management objectives including storm water detention, conveyance of storm water, and bio-filtration. These elements are distributed throughout CVSP to allow the maximum amount of storm water to be collected as close to

the source as possible. The primary components are: the Lake, Urban Canal, Laguna Seca, realigned Fisher Creek, and the Coyote Valley Parkway Landscape Corridors. These blue infrastructure elements, along with the fixed guideway transit system and the Coyote Valley Parkway comprise the Composite Framework discussed previously. The Lake and Urban Canal are two significant amenities that, although they would not become City parks, provide significant recreation benefits.

### 1. Lake

The Lake is a 55-acre body of water designed to accommodate a significant portion (approximately 250 acre-feet) of storm water generated by development in Coyote Valley. It is located as part of the community Core and is envisioned to become one of the defining and most memorable features of Coyote Valley. The Lake (with central lake fountain) is surrounded by approximately 25 acres of park and open space including Spreckels Hill that forms a picturesque backdrop to the Lake when seen from the Coyote Core. The Lake would provide opportunities for aquatic recreational activities. Activities could include: rowing, canoeing, small boat sailing, paddleboats and fishing.

**Objective 23:** Ensure that the Lake and surrounding park serve many purposes in a seamless merging of form and function. These functions include: storm water detention, recharge, water quality, recreation, circulation, place-making, identity and visual resource. The following policies relate to recreation, and not the lake's stormwater and other technical aspects discussed elsewhere in this document.

**Policy 36:** Ensure that the Lake provides a variety of recreational uses including sailing, small boating and fishing. A small pier and boat dock should be included to allow both.

**Policy 37:** Provide public access along the Lake perimeter with a continuous lakeside walk. The edge of the Lake should vary in character from urban edge, to park edge, to natural edge.

### 2. Urban Canal

The Urban Canal is comprised of two components: a channelized body of water and a linear park. Its length is nearly two miles long, and is designed to intercept and convey storm water generated by CVSP. It is located generally along a north-south orientation and connects the Lake to Fisher Creek. The Urban Canal would be designed to have year-round flowing water that would be pumped into the canal from the Lake (and also pumped to aerate the lake). The Urban Canal would be both a functional storm water conveyance system and an urban aesthetic element for CVSP. As with the Lake, the Urban Canal Park is envisioned to become one of the unique defining features in Coyote Valley. Along both sides of the Urban Canal are parklands that would vary in width and detail depending on the location and the adjacent land uses.

**Objective 24:** Ensure that the Urban Canal Park serves many purposes including storm water detention, water quality, recreation, circulation, identity and visual resource.

The policies below relate to the recreation component of the Urban Canal. The Urban Canal's storm water and other technical aspects can be found in Chapter 8, Section 8.1 (Water.)

**Policy 38:** Provide the Urban Canal as a shallow water feature, not intended for direct water related recreation.

**Policy 39:** Provide pedestrian access to the Urban Canal Park on at least one side for the entire length of the park to create a continuous linear walk.



**Policy 40:** Locate bridges spanning the Urban Canal for cars, no more than 1,500 feet apart, except adjacent to the easterly side of the high school, to provide accessibility and connections between neighborhoods and land uses.

**Policy 41:** Prohibit dead-end streets at the Urban Canal.

**Policy 42:** Vary edge conditions along the Urban Canal depending on adjacent land uses. In the more urban, dense, neighborhoods, the canal park may be mostly paved with plazas and terraces stepping down into the water. In the less dense, less urban areas, including where the Urban Canal crosses the Central Commons, the park edges should be softer, more landscaped. As the park reaches realigned Fisher Creek, the Urban Canal Park should be very natural in character.

### Coyote Valley Parks and Recreation (Green Infrastructure)

The parks and recreation areas to be developed under the CVSP shall be subject to the City's Parkland Dedication Ordinance (PDO) and Park Impact Ordinance (PIO, Chapters 19.38 and 14.25 respectively, of the San José Municipal Code. If additional parks and recreation areas are developed in excess of those required by the PDO and PIO, they will be subject to a separate agreement with the City.

The CVSP calls for ample park space, given the higher density urban character of Coyote Valley, and the importance of parkland to foster a healthy community. Park and recreation lands are extremely valuable to residents and can become one of the prime attractions to the Valley. Park lands are particularly important based on the urban density that is planned for the CVSP. The vast majority of homes would not have outdoor living

spaces that could be used for recreation purposes. Therefore, it would be important to provide sufficient open space and recreation lands within the CVSP to compensate for the lack of private open space area. (A description of specific park acreage is under preparation.)

One of the most important considerations for the parks is what happens to them once they are built. CVSP parks would be economically sustainable and provide the level of maintenance required for quality facilities that are intensely used.

In addition to dedicated public parks, there would be additional park and recreation areas that would remain in private ownership but are intended for public use. These include small pocket parks, swim facilities, tot lots, etc.

There are five main categories of parks and recreation:

1. Community Parks and Plazas
2. Neighborhood Parks not shared with schools
3. Neighborhood Parks shared with schools
4. Parks not maintained by the City
5. Recreational Trails

#### 1. Community Parks and Plazas

CVSP defines Community Parks and Plazas as those that serve the entire community. They tend to provide for the most active sports and provide opportunities for large groups of people to gather and recreate. At least one Community Park is located within a 20-minute walk of every resident. The parks are connected to a least one major, dedicated trail route, and/or transit stop. The Community Parks and Plazas include:

- a. International Park and Lakeside Promenade;
- b. Central Commons;
- c. Laguna Seca Sports Fields;
- d. Greenbelt Sports Complex;

- e. Community Gardens;
- f. Community Orchards (at Greenbelt Sports Complex);
- g. Town Square;
- h. Park Maintenance Facility;
- i. Dog Parks;
- j. Skate Park;

#### a. International Park and Lakeside Promenade.

The International Park is planned as a major community amenity and gathering place that expresses the heart and soul of CVSP. It would include beautiful gardens that showcase San José's multi-cultural and historical heritage and recreational amenities. It would become, not only a place of pride for the residents and workers of Coyote Valley, but a destination for people visiting San José from around the world.

**Objective 25:** The International Park should provide an environment that includes opportunities to access and enjoy the Lake and celebrate the cultural heritage of the community.

**Policy 43:** A distinctive community building should be provided that would allow for a variety of uses. It should give identity to the CVSP Coyote Core and provide an important meeting place for the local community and regional users.

**Policy 44:** Maximize pedestrian access to and use of the Lake by providing waterfront terraces, boardwalks, and an amphitheater surrounding the International Park building that allow for outdoor activities and enjoyment of the Lake.

**Policy 45:** Provide a variety of design elements, including gardens, theme signage (featuring historic Coyote Valley), art work, water features, sitting areas, special lighting, and other amenities, that support the goal of creating a unique and memorable park experience.



**Policy 46:** The International Park should include boat docks and a small boathouse with the opportunity to locate a small restaurant.

**Policy 47:** Provide a continuous promenade that extends around the entire Lake. The character of the walk should vary from urban to natural as it travels around the Lake.

**Policy 48:** Provide the urban edge of the Lake, (located primarily along the eastern edge of the Lake, and called the Santa Teresa Boulevard Promenade), as a mostly paved, pedestrian environment, oriented towards the Lake. It should include special streetlights, banners, and street trees used to help frame the views of the Lake. The Promenade should be 30 feet wide along the waterside. The edge facing the Lake should vary from a vertical face and balustrade to broad steps that terrace down to the water and can be used for seating and gathering.

**Policy 49:** Provide a transitional Promenade walkway those transitions around the Lake. The character and design of the walk should become “softer” with an emphasis on landscaping as it passes through the International Park and Gardens. It should become more “natural” as the walk travels around the western edge of the Lake along the base of Spreckels Hill.

**Policy 50:** Provide places along the lakeside walk for resting, with benches and shade that are strategically located to take advantage of spectacular views of the Lake and the Coyote Core.

**b. Central Commons.** The Central Commons serves as a primary circulation route and one of the main recreation areas for CVSP. It is located in the geographic center of CVSP, extending approximately two miles long, and

forming a major connection between Fisher Creek and the Coyote Creek County Park, and linking the Eastern and Western Hills. The Central Commons includes parks and schools, and is inter-connected to the rest of the CVSP by trails, the fixed guideway transit network, and the Urban Canal Park.

**Objective 26:** Provide a multi-use, open space, park, recreation and schools corridor that forms a major community space or “chain-of-green” that links realigned Fisher Creek to the Coyote Creek County Park.

**Policy 51:** Provide a continuous, multi-use, dedicated pedestrian route for the entire length of Central Commons.

**Policy 52:** Provide underpasses at both the east end of the Central Commons under Monterey Road and the railroad, and at the west end where the Central Commons meets the Coyote Valley Parkway.

**Policy 53:** Provide a pedestrian bridge over realigned Fisher Creek to allow access from the Central Commons to the Western Hills.

**c. Laguna Seca Sports Fields.** The Laguna Seca Sports Fields is one of the two main active recreation areas. It is located within the southern portion of the existing Laguna Seca storm water detention area.

**Objective 27:** Provide a major active recreation area that would accommodate organized sports and group activities while allowing the continued use of Laguna Seca as a storm water detention facility and environmental resource.

**Policy 54:** Amenities for a variety of organized sports, including little league, senior baseball, softball, and cricket should be included.

**Policy 55:** Provide a planting screen of tall trees to shield the wetland and habitat areas within the Laguna Seca from impacts related to lighting of the sports fields. The screen planting is encouraged to be planted in advance of the development of the fields on the westerly side of Santa Teresa Boulevard to provide sufficient time for the trees to mature prior the to actual development of the sports fields.

**Policy 56:** Group picnic facilities should be provided for one large group for 200 people and two smaller groups of 50 people each.

**Policy 57:** The Laguna Seca Sports Fields shall be connected to the Urban Area of CVSP by the realigned Fisher Creek multi-use trail and the Santa Teresa Boulevard bike route to provide circulation alternatives to the automobile.

**Policy 58:** Parking should be provided for 40 cars.

**Policy 59:** Restrooms facilities should be provided.

**Policy 60:** Lighting should be provided for evening sports. Lighting should be designed to minimize light reaching beyond the play areas and limit times of lighting as per City policy.

**Policy 61:** Plant tall trees around the perimeter of the Laguna Seca Sports Fields as a buffer to screen the playfields and lighting from the adjacent natural areas.

**Policy 62:** Sports fields should be designed to allow for storm water detention during 100-year storms.

**d. Greenbelt Sports Complex.** The Greenbelt Sports Complex, as shown on the Illustrative Plan, is the second of the two main active recreation areas. The

facilities are split with approximately (half) in the Greenbelt, south of Palm Avenue, and (half) to the north of Palm Avenue.

**Objective 28:** Provide a major active recreation area that would accommodate organized group sports and activities that is compatible with the Greenbelt and residential uses located north of Palm Avenue.

**Policy 63:** Amenities should be provided for a variety of organized sports including little league, senior baseball, softball, and soccer.

**Policy 64:** Group picnic facilities should be provided for one large group for 200 people and two smaller groups of 50 people each.

**Policy 65:** The Greenbelt Sports Complex should be connected to the rest of CVSP through trails and the fixed guideway transit network in order to provide circulation alternatives to the automobile.

**Policy 66:** Parking should be provided for 40 cars.

**Policy 67:** Restroom facilities should be provided.

**Policy 68:** Provide night lighting only within the area north of Palm Avenue and no lighting shall be provided for evening sports within the Greenbelt. Lighting should be designed to minimize light reaching beyond the play areas and limit times of lighting as per City policy.

**Policy 69:** Design play fields to allow for storm water detention during 100-year storms, keeping the infields and restrooms above the 100-year storm levels.

**e. Community Gardens.** Coyote Valley comprises a historically significant

area of agriculture. The density of CVSP would limit the amount of private land that a resident would have for personal gardening use. Therefore, CVSP would include common community garden space so that residents would have the opportunity to grow their own fruits and vegetables. This would provide not only a valuable commodity, healthy food, but would allow families and individuals to meet and work together.

**Objective 29:** Provide one major common area for a community garden that is part of the City's park network and managed by the City.

**Policy 70:** The community garden should be approximately six acres in one location.

**Policy 71:** Provide small community gardens where remnant parcels of land are available.

**Policy 72:** Locate the community garden along at least one major multi-use trail route to allow for alternatives to the automobile.

**Policy 73:** Provide a small restroom facility and on-street parking adjacent to the community garden.

**Policy 74:** The community garden(s) should be provided with appropriately treated recycled water or potable water for irrigation of vegetables for human consumption.

**f. Community Orchards (at Greenbelt Sports Complex).** Within a landscape buffer surrounding the Greenbelt Sports Complex an additional community garden would be included in the CVSP, by creating an orchard that can be used by the community for growing fruit and/or nut trees.

**Objective 30:** Provide approximately ten acres of community orchards that would form part of the City's park

network and that would be managed by the City.

**Policy 75:** Provide blocks of mixed species of orchard trees that can be "adopted" by community members within the landscape buffer around the Greenbelt Sports Fields.

**Policy 76:** The community garden should be provided with appropriately treated recycled water for irrigation.

**g. Park Maintenance Facility.** CVSP provides a generous amount of park and recreation land that would require a significant City park workforce. The maintenance facility would provide staging for park managers and maintenance vehicles, equipment and employees. It may be appropriate to combine this maintenance facility into a joint City corporation yard, transit vehicle maintenance yard and school bus storage yard. A combined facility would need to be sized to handle all of these functions.

**Policy 77:** Provide a 10-12-acre site in the northeast portion of CVSP, which would allow for a joint use maintenance facility for park needs, City corporation yard, transit vehicles and school bus parking plus necessary office uses.

**Policy 78:** Provide landscape and visual screening of the site from surrounding uses.

**h. Dog Parks.** CVSP would be a fairly dense environment with many pet owners having limited opportunities to exercise their dogs on their own property. In order to provide adequate opportunities for dogs and their owners to recreate, two dog parks would be included in the CVSP.

**Policy 79:** Two, one or two-acre dog parks should be provided, each with a small parking lot for six cars.

**Policy 80:** Tables and seating for pet owners should be designed in a comfortable, shaded location.

**Policy 81:** Each dog park should be provided with adequate fencing to protect both dogs and surrounding properties.

**Policy 82:** Each dog park should be provided with drinking fountains for both dogs and owners and include bag dispensers for pet waste.

**i. Skate Park.** CVSP would provide recreational opportunities for skateboarders by providing a dedicated facility. Without such a facility, the entire community would become a skate park, with skateboarders using streets, plazas, parks and other public facilities. The use of such public spaces is generally not necessarily appropriate or desirable.

The CVSP is proposing a one-half acre site as a skateboard park. The skate park is planned within the roundabout located at the intersection of Santa Teresa Boulevard and Coyote Valley Parkway.

**Policy 83:** Provide one dedicated skate park with features designed to challenge a variety of skill levels should be provided.

**Policy 84:** The skate park should be enclosed with a transparent fence and gate so that visibility into the park can be maintained.

**Policy 85:** Restrooms and drinking fountains should be included in the design of the skate park.

## **2. Neighborhood Parks, not shared with schools**

Neighborhood parks should be the focal point of each of the neighborhoods. They are intended to serve as one of the major community spaces for each of the neighborhoods and provide an identity and a sense of place for the residents of the neighborhood. The parks would

range in size from approximately one to six acres. They would be mainly open, mostly turf, and would have a more manicured landscape look that would contrast with the extensive, natural open space areas of the Valley's hills and creeks. The parks are intended to accommodate a variety of activities ranging from passive to informal small group activities.

**Policy 86:** Locate neighborhood parks within a ten-minute walking radius of every resident.

**Policy 87:** A minimum of one neighborhood park should be provided for each neighborhood, with the exception of Planning Area B, which is all high density workplace and adjacent to the County Creek County Park.

**Policy 88:** Neighborhood parks should serve more passive uses and smaller groups than community parks.

**Policy 89:** Neighborhood parks should be a minimum of one acre in size.

**Policy 90:** Five neighborhood parks should be five acres minimum.

**Policy 91:** Neighborhood park facilities should include basketball, tennis courts, volleyball, and shaded picnic areas. Facilities may vary depending on the size of the park.

**Policy 92:** Public streets on at least three sides, and preferably on four sides should enclose Parks.

## **3. Neighborhood Parks, shared with schools**

Schools help foster the creation of a socially responsible, active and involved community. At the heart of this goal, a school represents an important foundation for realizing the "social capital" desired by families of all socio-economic and ethnic backgrounds.

The CVSP is planning for nine elementary schools and two middle schools that would have shared use park and play fields. The school sites would provide playgrounds and play equipment and small parking lots. These play areas, as well as the parking lots, would be used by the school population during the weekday and by the community during after school hours and on weekends.

In addition to the shared fields on the elementary school sites, an additional one-acre site would be provided adjacent to the schools that would not be a part of the elementary schools, but would be owned and operated by the City for public use. This park area would provide residents a park area that can be used during the school day, which would not be available if the park were part of the school facilities.

**Policy 93:** Provide each of the nine elementary schools in CVSP with approximately six and a half acres of shared-use park/play fields that would be available after school hours and on weekends for public use.

**Policy 94:** Provide each of the two middle schools with approximately 11 acres of shared-use park/play fields that would be available after school hours and on weekends for public use.

**Policy 95:** Locate schools/parks on easily accessible sites that may be reached by pedestrian, bicycle, bus, or transit.

**Policy 96:** Ensure that shared use agreements between the Morgan Hill Unified School District and the City of San José Parks and Recreation Department include an understanding of:

- Ownership of land and facilities
- Management and maintenance
- Times of use for school children and community



- Cost allocation for initial improvements
- Liability

**Policy 97:** Ensure that shared uses of playfields are adaptable to a variety of users, with the flexibility to meet changing constituent needs over time.

**Policy 98:** Encourage teachers and parents to use parking areas during school hours and by residents after hours and on weekends.

**Policy 99:** Design school playgrounds to meet school district and City standards.

**Policy 100:** Provide sports field lighting for the two middle schools located in the Central Commons, for Little League and Babe Ruth league play.

**Policy 101:** Fencing should be provided to separate the schools from the playfields. This should include gates that allow the school to access the shared use playfields during school hours, but would exclude the community from entering the school grounds during these times.

**Policy 102:** Orient at least one side of the shared fields/park to a public street and two sides where possible.

**Policy 103:** Provide one acre of City parkland adjacent to school land where youth sport can occur. Install a public restroom, shaded picnic area and children's play areas for public use during school hours. (Provide fencing to separate the public parkland from the school lands during the normal school hours.)

#### 4. Parks Not Maintained by the City

The CVSP would include a variety of parks and recreational amenities that would not be owned and maintained by the City.

**a. Swimming and Indoor Sports.** CVSP provides for swimming pools, health clubs, community center gyms, and rooftop recreation spaces. These amenities are not intended to be part of the City parks system, i.e., they would not be owned and maintained by the City. These would be private facilities that could be located within a public park, a private park, and intended for public use.

**Objective 31:** Provide varied opportunities for residents and workers to exercise and recreate.

**Objective 32:** Provide pool and indoor sports areas to support a healthy community and attract future residents and workers to Coyote Valley.

**Policy 104:** A 50-meter pool should be provided either in conjunction with the Coyote Valley High School (that would be available for public use, when not being used by the school), or at a City operated aquatics center, adjacent to the proposed community center.

**Policy 105:** Five 25-yard competition pools, and one recreational pool for every 250 homes should be distributed throughout CVSP for use by the public (these should be privately owned and maintained facilities).

**Policy 106:** Locate pools outdoors with pool buildings that include showers, changing areas, lockers and other necessary facilities.

**Policy 107:** Locate pools in landscaped settings to encourage use and enjoyment.

**b. Pocket Parks.** The pocket parks, located throughout the neighborhoods, are intended to provide areas of recreation and relaxation and a gathering place for neighborhoods. They are not intended to be owned or maintained by the City as part of the citywide park system.

They would, however, be open and accessible to the community.

**Policy 108:** Design pocket parks to range in size from approximately 1/8 acre to 1/2 acre.

**Policy 109:** Locate pocket parks within a 10-minute walk of every resident on a public street, or accessible by public sidewalks, paseos, etc...

**Policy 110:** Design pocket parks with a combination of all-weather urban spaces and soft-planted gardens and turf areas.

**Policy 111:** Provide benches, trellis or gazebo structures, and public art (including sculpture) to help create a sense of identity and beauty in pocket parks.

**Policy 112:** Locate pocket parks with at least one side facing a public street with easy and unobstructed visibility into the park.

**c. Tot Lots.** Tot lots provide comfortable, safe places for young children to play that include areas for parents to sit and socialize while watching their children. They should include play structures for small children. Tot lots may, or may not, be owned or maintained by the City as part of the citywide park system. As with pocket parks, they would be open and accessible to the community whether public or private.

**Policy 113:** Locate tot lots as separate elements in each of the residential neighborhoods, or, combination with the larger parks to provide varied activities for a mix of age groups in one location.

**Policy 114:** Design play structures to meet a variety of recreation needs. Final design and selection of play structures should be consistent with standards of high quality with an

emphasis on safety and ease of maintenance. Tot lots should be constructed with non-toxic materials and/or conditioned wood materials (without arsenate or heavy metals).

**Policy 115:** Locate play structures to ensure security and safety with visibility from streets.

**d. Smaller Urban Open Spaces.** Small, unique urban spaces should be incorporated throughout CVSP to add variety, interest, places for art, etc. These are envisioned in two categories: 1) small urban, mostly hardscape, spaces such as plazas, courtyards, and squares; and 2) a variety of softer spaces such as inner gardens, common greens, passages, paseos, and boulevard parks.

**Policy 116:** Locate these urban open spaces not more than approximately 1,000 feet apart.

**Policy 117:** Provide a greater number of spaces and hardscape solutions such as plazas, which, emphasis more dense urban areas, such as the Coyote Creek Core and mixed-use districts. Less dense areas should use greener solutions.

## 5. Recreational Trails

Trails provide both circulation and recreation. Trails in Coyote Valley would be used for both. The non-vehicular circulation portion of the Streets and Circulation Systems chapter describes trails in detail, especially as relates to circulation. In addition to trails providing alternative means of circulation in the Valley, they also provide significant recreation opportunities. The CVSP does not include recreational trails as part of the park credit calculation. However, they are incorporated into the plan as part of the overall recreational program for CVSP. The trails that provide the greatest opportunity for recreation are:

- Fisher Creek Trail
- Coyote Valley Parkway Trail
- Coyote Creek West Trail
- Urban Canal Park Trail

**Objective 33:** Provide easily accessible trails throughout Coyote Valley to provide opportunities for recreation, such as biking, running and walking.

**Policy 118:** Provide appropriate rest areas with shaded seating to take advantage of scenic settings.

**Policy 119:** Design recreation trails to provide safe and enjoyable experiences for all users.

## Community Landscaping

Coyote Valley is a blend of unique natural qualities and amenities. The community landscape approach should reinforce the existing environmental, aesthetic, cultural, and historic character of the Valley. Community landscaping should also support the broader environmental goals of water conservation and storm water management, habitat and biodiversity of the Valley. The proposed land uses for Coyote Valley are intended to fit into the Valley through a seamless merging of the natural, recreational, workplace, and residential environments. These natural and built environments should be planned and integrated as sustainable, seamless places for communities of people, plants and wildlife. Community landscaping is one of the most important components used to achieve these goals. The community landscape approach requires a wide range of solutions to satisfy the needs of this large and diverse plan. Community street tree planting is shown on the CVSP Street Tree Diagram (Figure 26) and preliminary plant materials are shown on the CVSP Preferred Plant Palette (Table 9). The Coyote Valley community landscaping program is organized under the following themes and corresponding policies:

## 1. Edges, Buffers and Transitions

The Edges, Buffers and Transitions theme identifies 13 unique conditions that require special attention.

**a. Coyote Creek County Park Transition.** CVSP proposes land uses adjacent to the Coyote Creek County Park. The primary goal is to minimize the impacts, visual and physical, to this valuable riparian resource.

### FIGURE 26 – Under Preparation (Street Tree Diagram).

**Policy 120:** Provide a two-lane public frontage road between the development area and the Coyote Creek County Park.

**Policy 121:** Locate lower density housing, mostly two-story, oriented towards the frontage road. Where taller buildings are required, they should step back in height away from the creek.

**Policy 122:** Provide sidewalks on the Urban Area side of the Coyote Creek County Park frontage road, separated by a bio-swale from the street.

**Policy 123:** Develop a new multi-use trail between the frontage road and the Coyote Creek County Park. The trail may, at times, be located within the riparian zone as allowed by the City of San José's Riparian Corridor Policies.

**Policy 124:** Provide planting within the transition zone between the Urban Area and the Coyote Creek County Park that reflects the natural character of the creek with informal tree planting, including oaks, sycamores, and other trees as indicated in the CVSP Preferred Plant Palette in Appendix 10.

**b. Monterey Road and Union Pacific Railroad Tracks.** Monterey Road would be a four-lane road with a widened

median. The overall goal is to provide ample visual screening and sound attenuation between this busy road and proposed land uses to the east and west. Westerly of Monterey Road and the Keesling's Shade Trees is the Union Pacific Railroad and Caltrain tracks.

**Policy 125:** Provide a continuous sidewalk on the east side of Monterey Road that is separated by a landscape strip from the roadway.

**Policy 126:** Preserve the westerly curb line of Monterey Road to protect the Keesling's Shade Trees. Add massing of shrubs within the area between the curb line and the railroad right-of-way, which screens views to the railroad.

**Policy 127:** Provide a 20-foot minimum buffer planted with redwood trees on the west side of the railroad right of way.

**Policy 128:** Encourage a landscape buffer, sound walls and shrubs on the west side of the railroad right-of-way. Within this 20-foot buffer zone, shrubs should be planted on both sides of the wall, and vines that attach without support should be planted on the west side of the wall.

**Policy 129:** A continuous planted "orchard" style grid of trees should be used to recall the agricultural history of Coyote Valley and create an attractive edge on the eastern side of Monterey Road, between the road and the development. Species include orchard varieties such as cherries, apricot, peach, and plums.

**Policy 130:** Plant the median of Monterey Road with large-scale canopy trees, with one species used for the entire length of the road through Coyote Valley.

**c. Santa Teresa Boulevard: Lake Promenade.** The Santa Teresa Boulevard Lake Promenade forms an important part of the Coyote Core experience and links the Coyote Core to the International Park. This is the most urban portion of the Lake edge and allows direct access to the Lake.

**Policy 131:** Provide Santa Teresa Boulevard as a two-lane road plus a dedicated bike route with on-street parking on both sides of road. Travel lanes should be narrow for traffic calming to facilitate a safe pedestrian environment.

**Policy 132:** Provide a wide sidewalk on the Coyote Core side of Santa Teresa Boulevard to support the active and retail uses anticipated.

**Policy 133:** Provide a wide promenade, 30-foot minimum, along the lakeside of Santa Teresa Boulevard to allow for a greater collection of people and the opportunity for restaurant tables, kiosks, and vendors to contribute to a lively streetscape experience.

**Policy 134:** Provide two edge conditions including a balustrade with overlooks and broad steps leading to the water. The broad steps should be planted with turf to allow informal seating. Trees should be used very sparingly within the steps to preserve maximum views to the water and hills beyond.

**Policy 135:** Provide street trees on both sides of Santa Teresa Boulevard on a regular spacing. Trees should be medium to large-scale deciduous trees.

**d. Lake: International Park, Lakeside Walk.** The International Park is comprised of a 13.5-acre park with a pier and boat dock projecting out onto the Lake. A small restaurant would be included in this area. The park may also include a

pavilion style building that could be adjacent to an outdoor amphitheatre.

Santa Teresa Boulevard, a four-lane road including the fixed guideway transit on both sides of the street south of the Coyote Core. In this area the street is located adjacent to the International Park. The street would have parking on both sides to serve the park and the adjacent mixed-use corridor south of the Coyote Core. The fixed guideway transit network would provide an alternative means of accessing the park other than by private automobile.

**Policy 136:** Group trees to showcase views of the buildings, the Lake and the hills beyond.

**Policy 137:** Design the Park with groups of trees to provide spatial definition to the park and shade for visitors. The scale of the trees should be grand in keeping with the setting and significance of International Park.

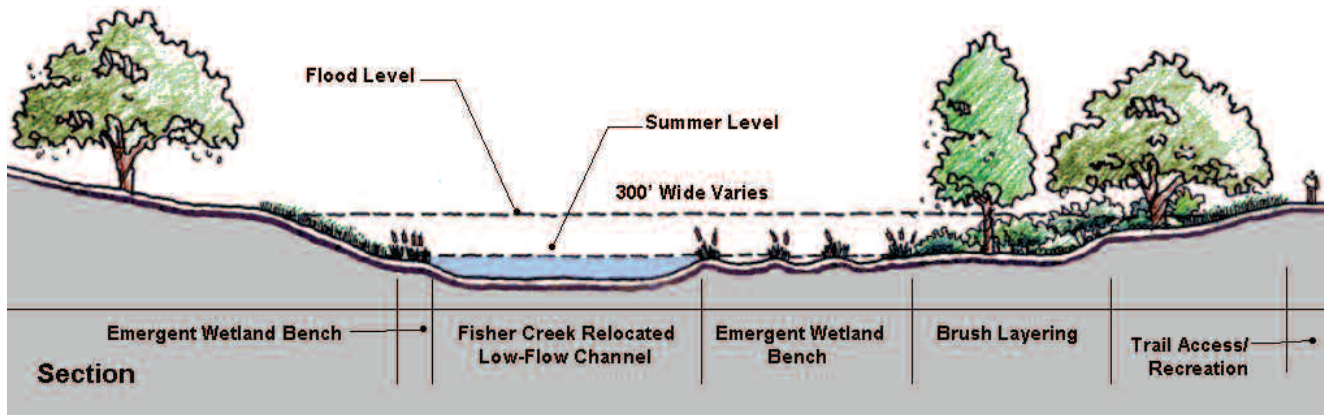
**Policy 138:** Provide a terraced amphitheater area with turf to create a sheltered, enclosed environment for outdoor activities.

**Policy 139:** Provide terraced benches along the Santa Teresa Promenade that step down to the Lake to provide opportunities for sitting for concerts on the Lake and relaxing.

**Policy 140:** Locate wide sidewalks on both sides of Santa Teresa Boulevard with planting strips separating the walks from the road. The street tree species should continue from the Coyote Core Promenade for continuity.

**Policy 141:** Provide a walk along the Lake edge. Trees should be informally placed to define the Lake edge and provide places of shade for benches and sitting.



**FIGURE 27: THE FISHER CREEK SECTION**

**e. Spreckels Hill.** The backdrop to the Lake as seen from the Coyote Core is the hillock known as Spreckels Hill. The protection of this hill is essential to preserving the visual composition of the Coyote Core, Lake and Spreckels Hill.

**Policy 142:** Provide enhanced landscaping on Spreckels Hill that would respect the existing oaks and provide a backdrop to the Lake

**Policy 143:** Develop a zone of “marsh” at the base of Spreckels Hill adjacent to the Lake. This zone should be designed to provide a natural landscape edge for birds and other wildlife, and to mask the effects of a varying water line.

**Policy 144:** Develop a lakeside walk above the marsh area as an informal, paved trail (with switchbacks and rest areas for ADA access) that reaches the top of Spreckels Hill. At strategic locations designed to take advantage of the views back towards the Coyote Core, seating should be provided, preferably under existing oaks to provide shade.

**f. Realigned Fisher Creek: Not Adjacent to Coyote Valley Parkway.** Realigned Fisher Creek is essentially a 300-foot wide corridor: a 100-foot wide riparian corridor with 100-foot wide setbacks on

both sides. The creek is meant to serve multiple purposes including storm water management, habitat, circulation, and visual amenity. It also serves as a significant edge to help define distinct neighborhoods and land uses. The urban canal would pump water to Fisher Creek to ensure that it is a year round water course.

The Fisher Creek Section (Figure 27, above) shows the components of the system in detail.

The design of the realigned Fisher Creek would include essentially five habitat zones that determine the type of plant species that need to be provided within

that zone. These include, beginning with the creek, the “open water” zone, the “fresh water marsh” zone, the “lower riparian” zone, the “upper riparian” zone, and furthest from the creek, the “grass” zone. Each of these landscape zones has specific species of plants and trees associated with them. This list of plants is found in the CVSP Preferred Plant Palette.

**Policy 145:** Design the riparian corridor with a series of terraces with planting that varies according to the different elevations above the low flow level.



**Policy 146:** Provide access on both sides of the creek within the setback zone with a shared use trail on one side and a maintenance road on the other.

**Policy 147:** Space shaded areas for seating no more than 1,500 feet apart along the multi-use trail.

**Policy 148:** Locate bridges at intervals of approximately 1,500 feet to allow connectivity throughout the Valley.

**Policy 149:** Prohibit fencing within the realigned Fisher Creek corridor.

**g. Urban Canal Park.** The Urban Canal Park is made up of the water canal and the adjacent landscape park. In addition to functioning as part of the storm water management system for Coyote Valley, the Urban Canal Park provides circulation and recreation amenities. It also provides a significant edge to the adjacent land uses.

**Policy 150:** Orient buildings to face the Urban Canal Park with entries, decks, courtyards, terraces, green spaces, and other public use areas, in order to activate the park.

**Policy 151:** Maintain the Urban Canal Park as an open and permeable space without dense planting, gates, fences or walls other than limited, low enclosures for outdoor terraces, etc.

**Policy 152:** Provide a continuous public walk along the entire length of the Urban Canal Park, preferably on both sides. Where the Urban Canal Park is adjacent to a road, the walk on the roadside should be part of the streetscape with a wide sidewalk separated from the road by a planting strip. Trees of the same species should be used on both sides of the sidewalk in order to create an “alee” effect.

**Policy 153:** Vary planting near the Urban Canal depending on the adjacent land use and the type of public space. Trees should be generally deciduous to provide shade for pedestrians and buildings in the summer, and filtered views and sun light during the winter.

**Policy 154:** Locate shaded public seating areas, approximately every 1,500 feet apart and situated to take advantage of views.

**Policy 155:** Provide edges along the Urban Canal Park by either a balustrade in tighter width areas; stair steps down to the water; or, simply lawn that allows sitting and relaxing.

**h. Coyote Valley Parkway:** The Coyote Valley Parkway provides primary circulation around Coyote Valley within a richly landscaped corridor that also serves as pedestrian and bike circulation, and helps with storm water management by providing bio-swales within the center median. The Parkway creates an important edge to the adjacent land uses, defines neighborhoods, and creates a beautifully landscaped corridor for drivers, pedestrians and bicyclists to enjoy.

**Policy 156:** Travel lanes should be separated by a wide median that varies in width from 40 feet to 120 feet. The median would be planted with large-scale informal groupings of mixed species of trees such as oaks and sycamore, with an under story of grasses and other naturalizing plant material that serve bio-swale functions.

**Policy 157:** Locate multi-use trails on both sides of the Parkway and separated from the roadway by planting strips that also serve as bio-swales, and no curbs. These planting strips should also be planted with large scale trees, informally planted, on both sides of the trails, with grasses and other naturalizing plant material below.

**Policy 158:** Buildings should be oriented to face the parkway to provide sound attenuation to private outdoor spaces and to create the best visual experience from the Parkway, and adjacent uses.

**Policy 159:** Orientation of residential structures should face the Parkway and present an attractive elevation, whenever possible.

**i. Palm Avenue:** Palm Avenue forms the southern limit to the CVSP Urban Area and would be a transition zone into the Greenbelt. It is also an important east west bike route and connection to the Greenbelt sports complex.

**Policy 160:** Provide a sidewalk on the north side of Palm Avenue separated by a wide planting strip from the roadway. No sidewalk should be on the south side of the road, but a generous planting strip should be provided to define the boundary between the development area of Coyote Valley and the Greenbelt.

**Policy 161:** Plant tall columnar trees along the north side of Palm Avenue to recall the historical use of hedgerows, and to mitigate Valley winds, while still respecting the trees and landscaping associated with the existing estate homes.

**Policy 162:** Locate buildings with the lowest height and density in this area to create a smooth transition from the Urban Area to the Greenbelt.

**Policy 163:** Provide a building setback of 15 to 25 feet along the north side of Palm Avenue to allow for generous screen planting facing the Greenbelt.

**Central Commons:** The Central Commons forms one of the most significant community benefit areas within CVSP with over two miles of connected parks and schools linking the Coyote Creek

Parkway with Fisher Creek. The three sections shown below indicate the range of widths of the Central Commons open space from approximately 100 feet to 300 feet.

**FIGURE 28: ILLUSTRATIVE SKETCHES OF CENTRAL COMMONS**

**CENTRAL COMMONS: SECTION A-A**

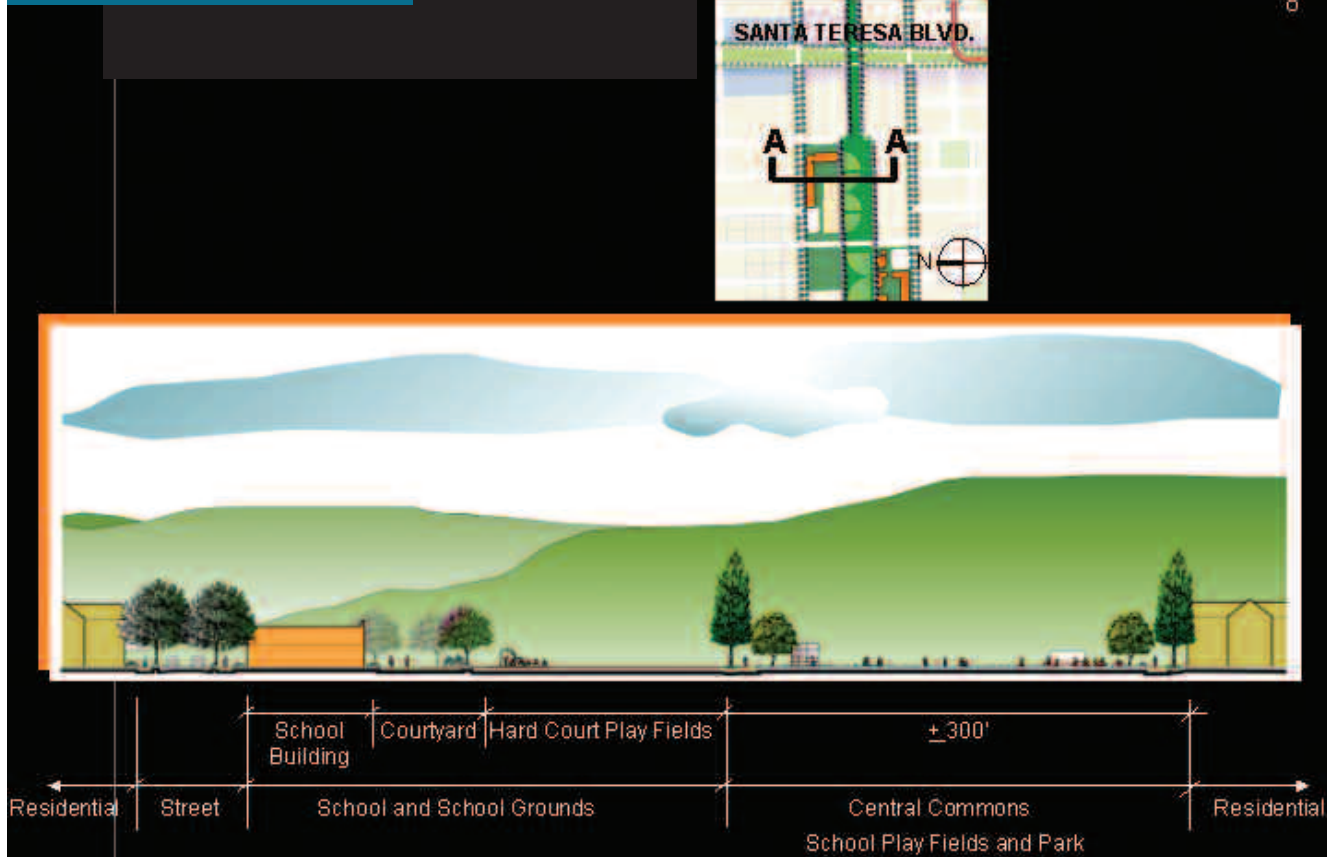




FIGURE 28: ILLUSTRATIVE SKETCHES OF CENTRAL COMMONS

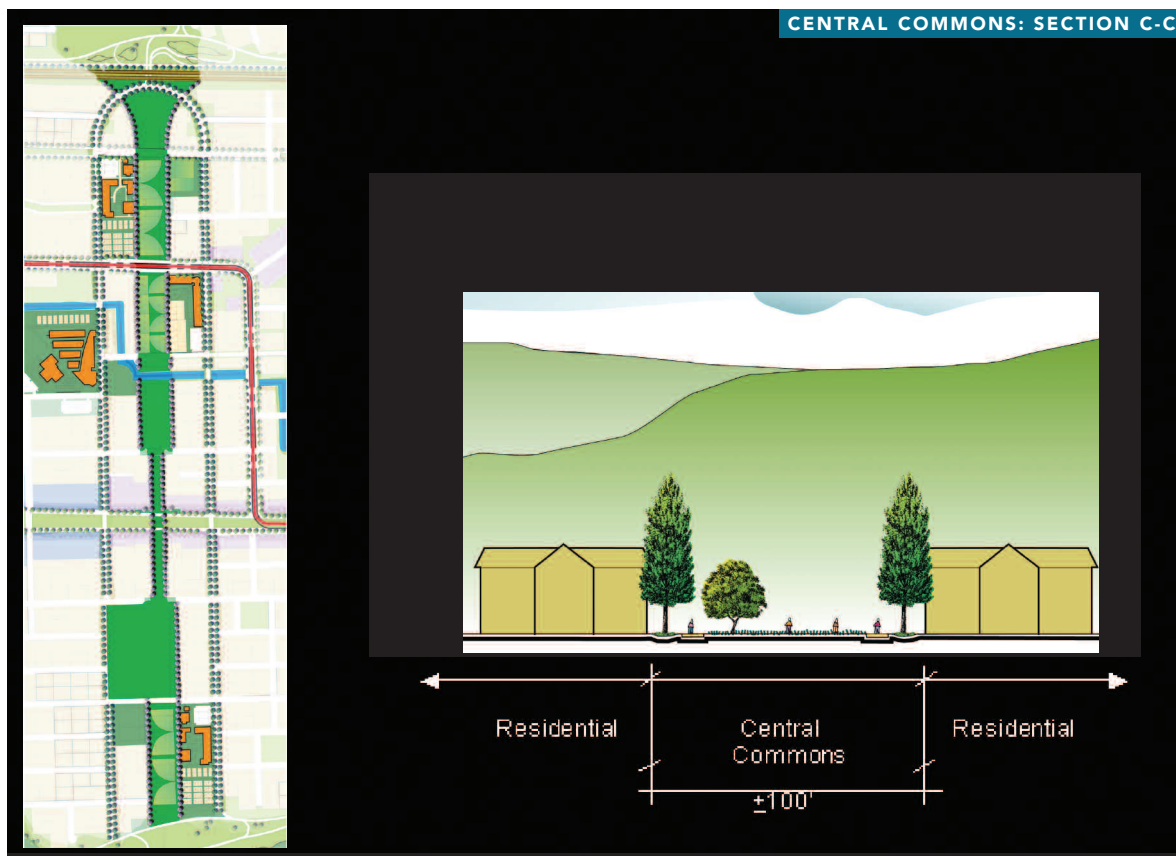
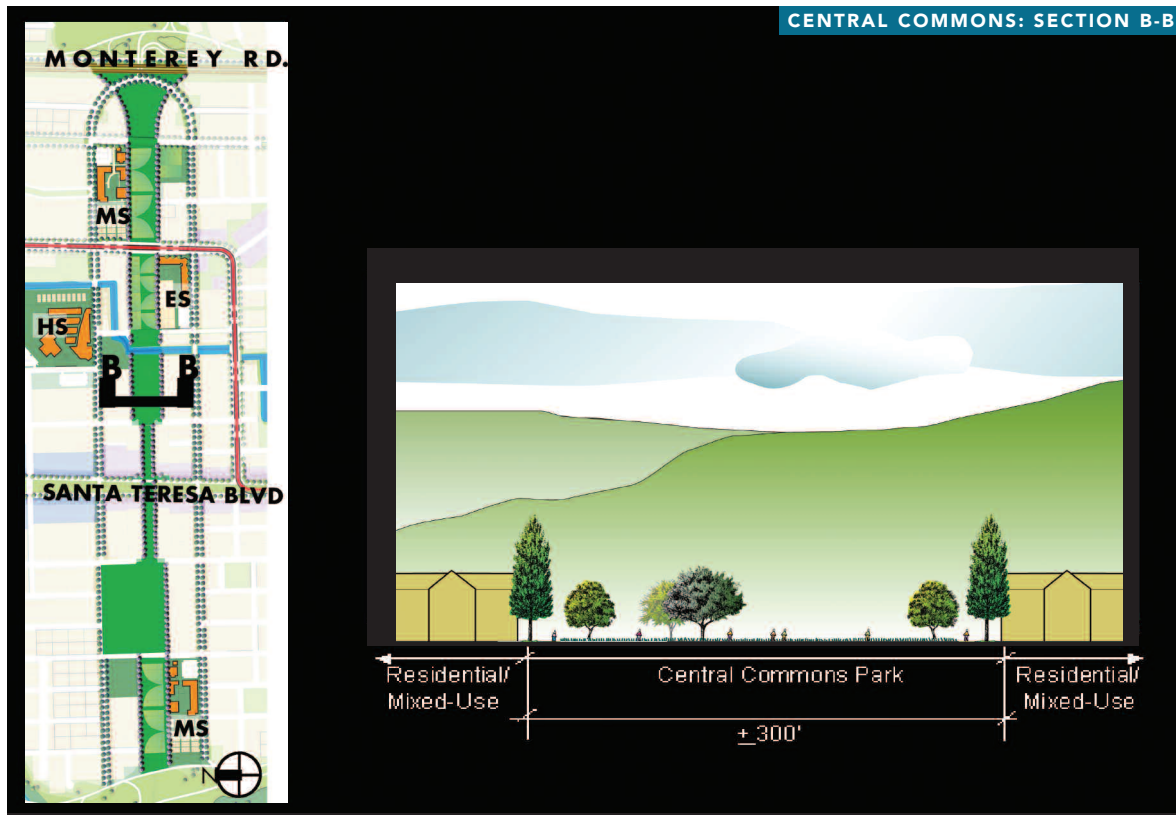
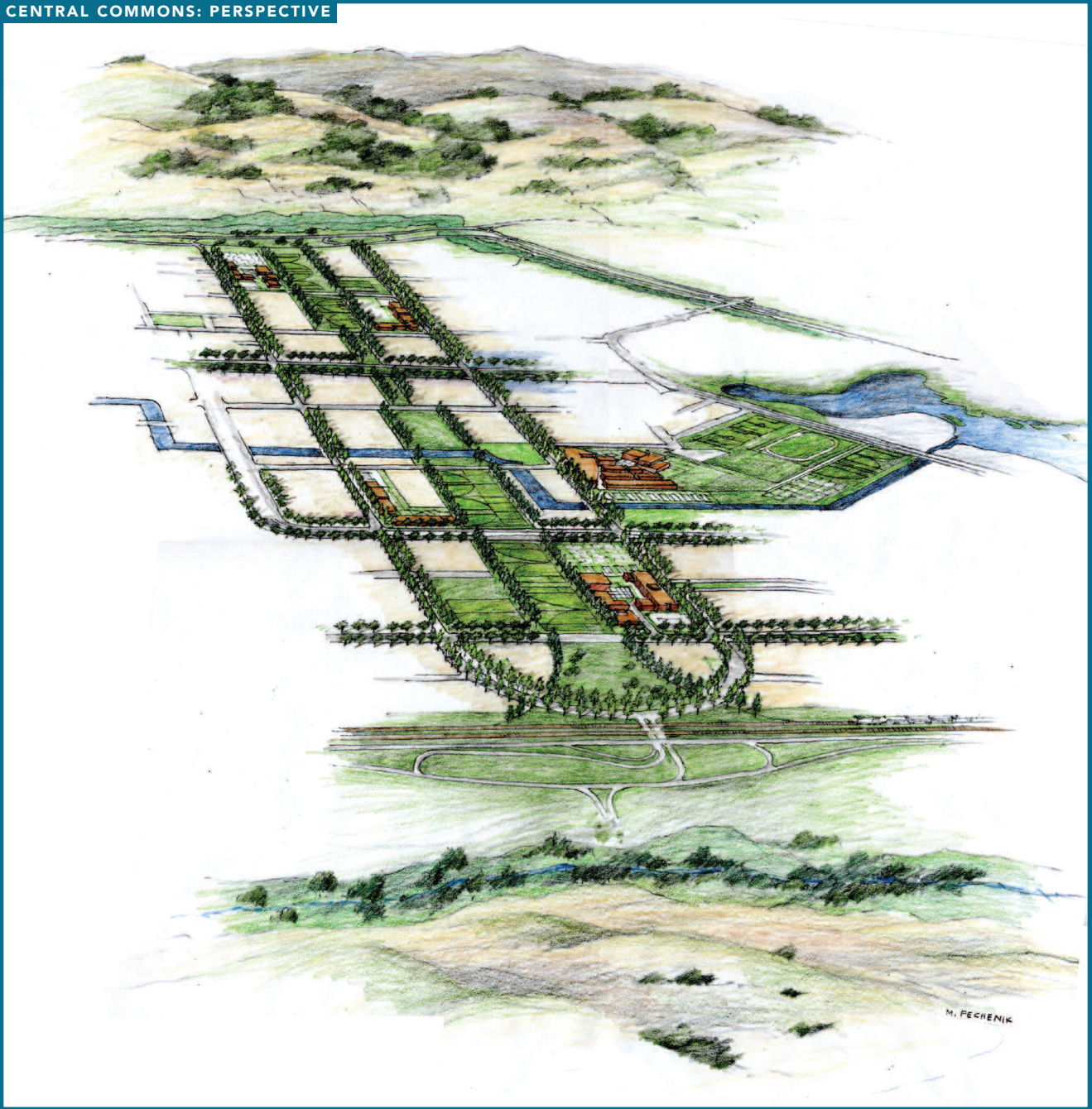


FIGURE 28: ILLUSTRATIVE SKETCHES OF CENTRAL COMMONS (CONT'D)

CENTRAL COMMONS: PERSPECTIVE



**Policy 164:** Locate trees along the edges of the open space, in an east west orientation, in order to frame views towards the Eastern and Western Hills. These trees should be large scale, columnar, to recall the historical use of hedgerows and to reduce winds on the play fields.

**Policy 165:** Use plant materials to soften the effects of fencing around the shared use school play fields.

**j. Fisher Creek.** Adjacent to Coyote Valley Parkway: Fisher Creek runs adjacent to the Coyote Valley Parkway for approximate one mile of its length. The goal for the landscaping is to create a smooth transition between the parkway and Fisher Creek.

The sidewalk along the parkway when it is located adjacent to Fisher Creek would be relocated to join with the trail along Fisher Creek. This would allow for greater separation between the road and the pedestrian and would create a safer and more enjoyable experience. This trail may meander within the zone between the road edge and creek to create a more natural environment.

**Policy 166:** Combine the sidewalk adjacent to the Coyote Creek Parkway and the trail along realigned Fisher Creek into a multi-use trail.

**k. Hillside Transition.** The hills form a dramatic backdrop to the improvements planned in the Valley. Although the hills are protected from development, it is critical that the development transition from the Valley floor into the hills is done in a seamless and natural way. The hills are comprised of grasses, oaks and other native vegetation. The feeling of the natural hillsides should be carried through in the design of areas at the edges of the Development Area. This includes the use of native plants such as oaks, native or naturalized shrubs, and ground covers. The intent is to avoid a

distinct “line” between the natural and built environments.

**Policy 167:** Preserve existing trees below the 15% slope line to the greatest extent possible.

**Policy 168:** Preserve existing trees adjacent to new development whenever possible.

**Policy 169:** Relocate existing trees in CVSP area where development cannot be adjusted to preserve existing trees.

**Policy 170:** Plant street trees at irregularly spaced intervals for the first few streets below the hills, to mimic natural hillside areas. Street trees should be informal, randomly placed large-scale native trees such as oaks and should be interspersed with flowering fruit trees such as cherries and plums to recall the agricultural history of the Valley.

### ***l. Transition at Existing Residential.***

Coyote Valley has a number of existing low-density residential estate neighborhoods. These neighborhoods have been incorporated into the CVSP. Proposed new development located in proximity to these neighborhoods must be done sensitively to respect these existing neighborhoods.

**Policy 171:** Step-down new development height and density to provide transition to the existing houses.

**Policy 172:** Provide landscaping on both sides of streets, adjacent to the proposed development and the existing houses, with the same street tree species. The goal is to create the sense that both the existing and proposed uses are integrated into a seamless whole.

## ***2. Urban Entrances, Approaches, Vistas and Gateways***

To be effective, gateways, entries, and

vistas, along with signage and way-finding systems, would be designed as an integral part of their environment. A unified system projects a coherent and memorable image for CVSP that contributes to the overall sense of place.

Coyote Valley presents itself with views that are vast and open with significant vistas of hills and creeks. View corridors from various locations throughout the Valley are incorporated throughout the site so that whether driving or walking, visual “openings” to these natural areas are retained and enhanced.

Incorporating history and culture into the design elements of CVSP would help create a virtual “cultural stamp.” Using patterns and elements that recall the past would also help to define the present in ways that contribute to a sense of tradition and place and reinforce the identity and authenticity of CVSP.

**Policy 173:** A program of design elements should be created to reinforce the overall image of the Coyote Valley as a place of quality and beauty.

**Policy 174:** A design palette of natural materials, landscape elements, lighting, and water should be created.

**Policy 175:** Create unique design features throughout the Plan to emphasize memorable and distinct urban neighborhoods.

**Policy 176:** The main vehicular entry points into Coyote Valley should let travelers know they are entering a unique community.

**Policy 177:** A hierarchy of entries should be created for the various neighborhoods.

**Policy 178:** Points of controlled entry should be avoided, whether actual or symbolic, into the residential neighborhoods.



**Policy 179:** Clear entries and way-finding information should be provided at key points along the multi-use trails and at the connections to the hillside trail system.

**Policy 180:** Consideration should be given to using relocated trees at significant locations, such as parks or neighborhood entries.

**Policy 181:** Develop a system of identity and gateway elements that complements the local character, history, culture and proposed architecture of CVSP.

### 3. Fountains and Water Features

CVSP emphasizes the use of water as a primary theme for Coyote Valley by using water in a variety of forms ranging from the natural to the aesthetic and recreational. The goal for Coyote Valley is to respect and celebrate water.

**Policy 182:** Water should be incorporated, in its natural form and function, as a significant component of the CVSP.

**Policy 183:** Primary entries and uses adjacent to natural and built forms of water should be organized to provide significant visual impact and introduce the theme of water at the primary entries to Coyote Valley.

**Policy 184:** Ornamental water elements should be used in recreation and park spaces to provide a beautiful setting

for outdoor uses by residents and workers.

**Policy 185:** Buildings, outdoor terraces and plaza areas should be designed and organized around water features and amenities.

**Policy 186:** Water features should be used to create playful environments (good examples are spray-ground play features).

**Policy 187:** Fountains should be used primarily to define key civic spaces (fountains should be limited to one within the park system).

### 4. Streets, Street trees, Intersections, Street medians

Streetscapes should be designed to reflect the hierarchy and identity of the roadway system. Taller, broader, and more imposing trees should define the major collector streets and parkways. Medium-sized trees may articulate the secondary and minor streets. Street trees should be used consistently on streets to establish gracious and attractive neighborhoods. Trees should be used to enclose the street, create a comfortable residential scale, and contribute to the identity of the street.

Medians play an important part in bringing wide streets down to a more comfortable scale. Medians would be used for left turn lanes and would also serve as bio-swales in numerous locations throughout CVSP. Median trees are shown on the CVSP Street Tree Diagram.

**Policy 188:** Plant trees to establish a sense of separation and safety for pedestrians as well as shade to provide comfort to encourage people to walk instead of drive.

**Policy 189:** Plant trees in residential neighborhoods between the sidewalks and the street to protect pedestrians and reduce the scale of the street. The ground plane, to the curb, should be planted in low maintenance shrubs, groundcovers, grasses and wild flowers.

**Policy 190:** In residential neighborhoods, the use of turf between the sidewalks and the street may be considered.

**Policy 191:** Provide trees in tree wells in mixed-use, commercial and workplace environments, where sidewalks are monolithic.

**Policy 192:** Plant street trees no more than 30 feet apart, unless the scale and species of the tree dictates a larger separation.

**Policy 193:** Plant street trees behind the sidewalks where parking bays are located between a sidewalk and the street.

**Policy 194:** Provide street trees for Coyote Valley Parkway and Monterey Road in more informal groupings of large scale planting versus regularity in spacing.

#### FOUNTAINS & WATER FEATURES



## SITE FURNISHINGS



### 5. Site Furnishings

As part of the CVSP design guidelines, a common theme and design elements for site furnishings would be established that would give CVSP a recognizable identity and reinforce the image of Coyote Valley. Site furnishings should enhance the appearance and usability of outdoor areas including streets, plazas, courtyards, parks, open space areas, and transit stops. The selected furnishings should help unify development and be used consistently throughout Coyote Valley on public property and privately owned areas that are accessible to the public.

**Policy 195:** Use site-furnishing details (i.e. color, texture, form, material and detailing) to complement the architecture and reinforce the design themes of each landscape zone as well as Coyote Valley as a whole.

**Policy 196:** Design and select furnishings for safety, durability, ease of maintenance and replacement, as well as visual appearance.

**Policy 197:** Include site furnishings should as part of the landscape improvement plans for each increment of development.

**Policy 198:** Provide benches and/or other types of seating in all parks, recreation areas, and along pedestrian routes, plus most other public use areas.

**Policy 199:** Use low walls as signature seating at important locations such as plazas and terraces, along the Urban Canal Park, the Lake, or parklands.

### 6. Universal Landscape

The planting approach for the CVSP would incorporate a hierarchy of plants and trees that vary in species, height, color and density to reflect the transition from formal areas to informal and natural areas. Plant materials would create a strong, unified landscape framework. The framework is designed to work with the natural environment, existing conditions, and proposed improvements. The planting approach would unify the overall landscape with common landscape elements and a consistent and continuous plant vocabulary.

**Policy 200:** Select plants that are well suited to the local climate and the region.

**Policy 201:** Provide shaded areas to mitigate the effects of summer heat and glare by means of tree canopy, or more structured elements such as arbors, pergolas, trellises and awnings.

**Policy 202:** Plant low ground covers instead of extensive lawn areas on significant areas of the site to conserve water use and reduce maintenance.

**Policy 203:** Limit large expanses of lawn to neighborhood parks and active recreation areas. Where turf is needed, low-water-use grass varieties should be used.

**Policy 204:** Select and locate plant materials to take into consideration the effects of wind, solar orientation, soils, seasonal effects, and provision of food and habitat for birds and other wildlife.

**Policy 205:** Plant trees near building edges to provide passive solar protection and shade and soften the scale of the building massing.

**Policy 206:** Use plant materials to mitigate prevailing winds. This applies in particular to the streets running east west where taller trees should be used that recall, in form and function, the historic hedgerows of the Valley's agricultural past.

**Policy 207:** Use colorful and fragrant trees and plants in gathering areas such as plazas, parks, near building entries, and gateways.

**Policy 208:** Select trees carefully in areas where shallow soils or high water table conditions warrant improving soils and drainage.

## 7. General Plant Material Selection Considerations

**Policy 209:** Tree forms should be used to help define spaces and edges, provide solar and wind protection and soften and beautify the overall community.

**Policy 210:** Shrub forms should be used to help define the ground plane, contain and soften edges and add accent.

**Policy 211:** Vines should be used to help soften and integrate architectural forms into the landscape.

**Policy 212:** Ground covers and perennials should be used to help define use/non-use areas, pedestrian traffic flow, prevent erosion and add accent.

**Policy 213:** Lush well-maintained lawn areas should be utilized as a contrast to hardscape, define edges and provide usable open space for recreation and relaxation.

**Policy 214:** Plant materials should be used to screen service areas, utility areas and other undesirable views.

**Policy 215:** Preserve existing healthy trees and vegetation, whenever possible.

**Policy 216:** Plant trees in surface parking areas in an “orchard style” grid pattern. This approach would provide shade, reflect the agricultural heritage of the region, and create a visually pleasing environment.

**Policy 217:** Provide convenient and safe pathways within parking areas to minimize pedestrian conflicts with vehicular traffic.

## 8. Sustainable Landscape Principles

Sustainable landscape principles are at the heart of CVSP. Sustainable design strives to strike a balance among the needs of people, nature, and the built environment. It is an approach that recognizes the long-term benefits of consuming fewer resources, saving energy, and conserving water, which would help to minimize impacts to the environment.

Sustainable landscape practices and principles would not only save water, they would create a more natural environment for wildlife. Natural or naturalizing plant material would also require less maintenance and need far less fertilizers and other landscape chemicals.

The incorporation of shade trees next to homes and buildings can bring the ambient temperature down, as much as five degrees on a hot day. This reduces heat gain, allowing for cooler ventilation. Deciduous trees and vines in front of south facing walls and windows can be used to further cool buildings.

Hardscape areas make up a significant portion of CVSP. The use of permeable pavements would be encouraged to help facilitate the overall goals and objectives of bio-filtration and aquifer recharge. This goal applies to the use of decorative pavements, permeable asphalt in parking areas, and the use of decomposed granite for walks and seating areas.

Plant materials, especially the use of deciduous trees, would be used to increase shade in the summer while allowing light and warmth in the winter. This is especially important in parking areas and on the south and west side of

buildings. Well-chosen trees can help reduce heating and cooling costs, minimize the use of energy, and create a more comfortable environment for people.

**Policy 218:** Utilize in all landscaped areas native, drought tolerant, water conserving plant material, to the greatest extent possible.

**Policy 219:** Coordinate with the City’s on-going Habitat Conservation Plan (HCP) studies.

**Policy 220:** Plant shade trees next to homes and buildings to bring the ambient temperature down.

**Policy 221:** Permeable pavements should be used to facilitate the overall goals of bio-filtration and aquifer recharge.

**Policy 222:** Utilize plant materials, especially deciduous trees, and other active and passive solar energy features.

**Policy 223:** Select plant materials for appropriateness to local history, culture and climate and plants that limit pesticide use.

**Policy 224:** Renewable, natural, and recycled materials should be used for all landscape elements such as lighting, benches, walls, and other site furnishings.

**Policy 225:** Water-conserving and slow application irrigation systems should be used where possible. Systems should be carefully designed for sun/shade considerations, upper and lower drainage areas, and for groupings of plants with different water requirements.



## SCHOOLS AND CHILD CARE

The educational component of the Coyote Valley community is an integral part of the overall vision of the model urban community. The creation of Coyote Valley as an urban community dictates that new models for education must also be addressed. As the community grows over the next several decades, it is paramount that the educational components of the community grow as well and in a manner reflecting the needs of the community.

Educational excellence at all levels is the first and foremost objective for the CVSP for schools. To satisfy the educational needs of the community and also respond to the objectives and goals of an urban community, understanding the basic parameters of the educational framework is needed.

**Objective 34:** Maximize educational excellence as the foundation for Coyote Valley community.

**Objective 35:** Ensure that Coyote Valley becomes a community of lifelong learning.

**Objective 36:** Require educational facilities have both neighborhood and civic focus for the community.

**Objective 37:** Encourage establishment of both public and private educational institutions as Coyote Valley grows and matures.

**Policy 226:** Ensure that educational programs reflect the changing needs of the community.

**Policy 227:** Recognize and celebrate diversity in Coyote Valley schools.

**Policy 228:** Educational institutions should work collaboratively with workplace users to broaden the educational opportunities for schools.

**Policy 229:** Provide educational opportunities for all segments of the community.

**Policy 230:** Promote Coyote Valley as a leader in helping bring the

classroom into the workplace and home.

**Policy 231:** Plan and design elementary schools to anchor and promote a focal point and center for neighborhoods.

**Policy 232:** Require that schools provide facilities for the both students and the community.

**Policy 233:** Require Coyote Valley's high school(s) to be a major civic place at the heart of the community.

**Policy 234:** Encourage institutions of higher learning in Coyote Valley.

**Policy 235:** Encourage diverse educational opportunities in Coyote Valley.

**Policy 236:** Encourage schools to partner with business and workplace uses.

## Preschool

There is a growing need for preschool facilities, as the number parents in both two parent and single parent households have to work. Assuming that sixty percent of the children, who could attend, do attend, then there would be approximately 860 children in need of preschool space. This figure is based on the student population generated from the land use typologies that were generated for the CVSP. Therefore, the number of preschool facilities needed for the population of Coyote Valley would be approximately 17. This figure is based on each school having a capacity of 50 children.

### a. Public Preschools

In conjunction with the development of elementary schools within Coyote Valley, preschool centers would be incorporated into elementary school designs. This relationship provides seamless opportunities for children to transition from preschool to a K-6 school. It also provides opportunities for parents with both preschool and school age children to drop off at the same location.

### b. Private Preschools

Beyond locating preschool facilities in conjunction with elementary schools, there are numerous other options available. Frequently, preschool facilities are provided by faith-based organizations. These facilities can provide for the needs of their community as well as the community at large.

The CVSP also anticipates that within the mixed-use areas of the community, there would be numerous opportunities for preschool facilities to be incorporated into the various neighborhoods. By locating these facilities in the mixed-use areas, access to such facilities would be available by both walking and the fixed guideway transit network. These private preschool facilities would be required to meet all State criteria.

## Public Education

The CVSP is within the boundaries of the Morgan Hill Unified School District (MHUSD). The MHUSD encompasses nearly 300 square miles and serves Morgan Hill, San Martin, portions of San José, and portions of the unincorporated areas of the South County. In 2005, approximately twelve percent of the

8,600 students in the District came from San José.

Morgan Hill Unified School District's model for K-12 schools are: Kindergarten to 6th grades in elementary schools, 7th and 8th grades in middle schools, and, 9th to 12th grades in high schools. The District is also very conscious of the size of schools and the number of students per school. Their basic standards are for 600 students in elementary schools, 800 students in middle schools and 1,500 students in high schools. The sizing of schools is based on their objective of retaining small schools allowing better student/faculty relationships and student interaction.

While Coyote Valley is a part of the MHUSD, the educational program for the CVSP is structured to respond to an urban framework rather than the more suburban framework typically found in the Districts' service area. In determining the educational needs for CVSP, extensive work was done in conjunction with the MHUSD to understand their educational standards and the number of students that would ultimately be generated. Because the CVSP envisions an urban community, it was vitally important to understand how urban densities could affect the number of students anticipated for Coyote Valley at build-out versus the more suburban model of Morgan Hill. As a result of this collaboration, it was agreed that the student population for grades K-12 would be approximately 9,900 students. The number and location of schools on the Land Use Plan was developed using this information.

With the objective of creating an urban environment in the CVSP, the sizing of school sites has taken into consideration the necessity of school sites being of adequate size to accommodate the State Guidelines for classrooms, fields and open space areas, while using an urban model for reduction of land. This would be accomplished by going to

multi-story buildings for all schools in Coyote Valley.

Accessibility to schools beyond the reliance on the private automobile is also a key element in the design and location of schools.

#### **a. Elementary Schools (K-6)**

In response to the District's objective of having elementary schools no larger than 600 students, the CVSP has included nine sites, not including the existing Encinal Charter School. These schools have been located to function as neighborhood schools that are centered within the various residential neighborhoods. They are sited within each neighborhood to both enable and encourage students to walk to school in a safe and pedestrian friendly environment. Each school would be developed on a nine-acre site and would include two-story buildings, conforming to the urban structure of the community. The school and the City of San José would use the open fields on the campuses jointly. The City's usage of the fields as public parks would be limited to after school periods, including evenings and weekends when the schools are not using the fields.

#### **b. Middle Schools (7-8)**

CVSP's two middle schools would each be on fifteen-acre sites. These schools are planned for student populations of 800 students. The schools are both located within the Central Commons. This siting of the schools places them near the center of Coyote Valley. The schools are located either adjacent to one of the fixed guideway transit lines or are within one-block of the transit line. This placement has been done to encourage students to use transit to access the schools. These schools are also located such that pedestrian access is convenient and safe. Providing opportunities for either using transit or walking to school would hopefully achieve the goal of reversing the trend of parents dropping students off at

schools and the growing problem of obesity in children from lack of physical exercise.

The middle schools are envisioned to be two-stories in height, to conserve land, responding to the urban structure of Coyote Valley. As was the case with the elementary schools, the sports fields on the two schools would be used jointly by the MHUSD and the City of San José. The sports fields would be designed to accommodate teen sports activities beyond normal school usage. To help with meeting the CVSP need for public sports fields, the middle school fields are planned to include fields sized for one Little League and two Babe Ruth fields. In order to provide greater opportunities for use by the public on evenings and weekends these fields would be lighted and maintained by the City.

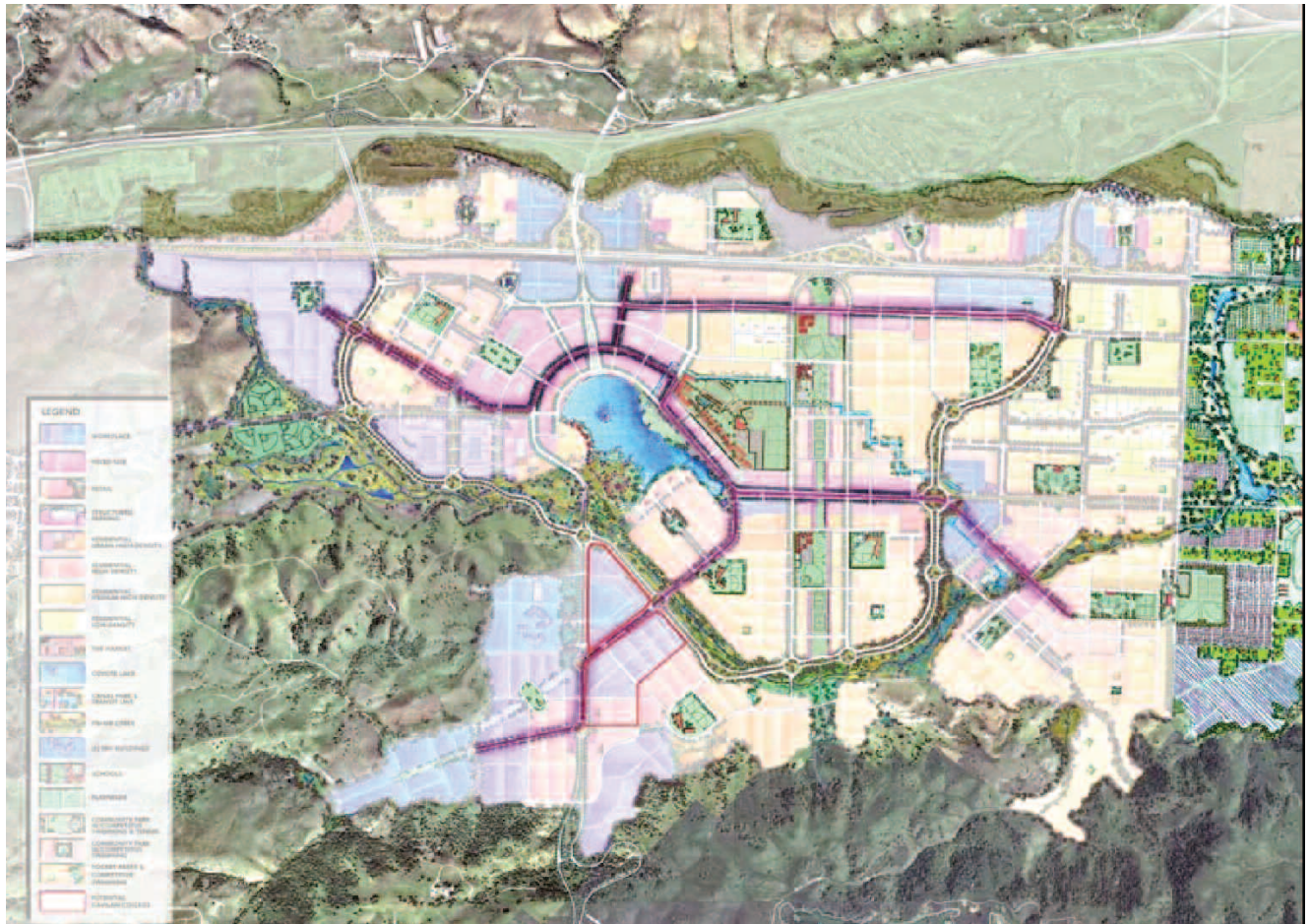
#### **c. High School (9-12)**

The CVSP has provided for one collegiate-style high school campus with two schools with shared facilities. The campus is located just south of the Coyote Core and as such is designed to create a major civic focus for Coyote Valley. The creation of a single high school campus would act as a community resource.

The anticipated capacity of the two full-curriculum schools on the campus would be approximately 3,000 students. The Morgan Hill Unified School District's educational program related to high school capacity is to keep the schools to a limit of approximately 1,500 students. This position is in keeping with the District's goal of having smaller schools for better communication between faculty and students and reducing students' sense of being lost in a large school.

However, in response to the District's concerns relative to school size, while still meeting the objective of creating a civic focal point for the community, the high school is planned to be two separate

FIGURE 29: PUBLIC REALM PLAN WITH SCHOOLS



full curriculum schools on a single campus of 60 acres. The schools would function as 1,500 student schools while having the advantage of being able to provide a greater level of programs that could be shared between the two campuses. The schools would also share specialty laboratories, gymnasium, auditorium, library, 50-meter pool and stadium and other facilities that would be costly to duplicate on each campus.

A football and baseball stadium, each of which would be lighted, would be included as part of the sports facilities for the campuses. Also, a 50-meter pool complex would also be developed on the campus. These uses would all be shared between the two campuses.

The campuses are planned to have two and three story structures to reduce the amount of land required to meet the State's Guidelines for classrooms and facilities. In keeping with the urban pattern of CVSP, and the goal of reducing the amount of land required for parking, student and faculty parking should be provided in multi-story parking garages.

The high school campus' central location places it between the Coyote Core and the Central Commons. It would have easy access from the fixed guideway transit network. The site also is easily accessible by bicycle and walking.

### Private Education

The CVSP does not propose designating sites for private K-12 schools. However, such schools could be accommodated

in the plan in the future. Any future schools would be required to conform to the urban model established with the CVSP. The biggest challenge for locating such facilities would be finding sufficient land for the necessary athletic fields.

In addition to finding sufficient land to locate a school, there would also have to be consideration given regarding the impacts related to the displacement of the underlying land uses. This displacement could significantly impact the minimum number of jobs and/or housing units required to be included within the Coyote Valley Specific Plan.

### a. Private/Charter Schools

Currently, Coyote Valley is served by the MHUSD's Encinal Charter School, which is a K-6 school. The school draws



students from both Morgan Hill and the surrounding area.

The same issues that were discussed for K-12 Private Education also apply to private charter schools.

### **b. Supplementary Education**

Beyond the traditional educational institutions, there is a growing trend toward special education providers. These facilities tend to provide supplemental educational choices beyond that provided by traditional schools. This can include after school tutoring and schools providing specialized programs in languages and cultures.

It is anticipated that the placement of such educational uses would occur in storefront locations within CVSP's mixed-use areas. In addition, it would be appropriate if such uses are located on the second floor of a mixed-use building in the Coyote Core. Such locations would also have the advantage of easy access to the fixed guideway transit network.

## **Higher and Continuing Education**

### **a. California Community College**

Gavilan College, a California community college, currently serving South Santa Clara County and San Benito County, has its main campus in Gilroy and a satellite campus in Morgan Hill. The college has indicated that there is a need to establish a new campus within the CVSP area. The school has indicated that a minimum of 55 acres would be needed to meet their long-term goals.

In response to the expressed intent of Gavilan College to purchase property and locate in Coyote Valley, the CVSP has included the 55-acre site for the school, which would be west of the Lake and southerly of Bailey Avenue.

As Gavilan College proceeds with developing a campus in Coyote Valley, they would be encouraged to address the urban character and objectives of the CVSP. It is recognized that the school is not subject to the regulations of the City of San José, however, it is hoped that the college would address the advantages of going to an urban campus with multi-story buildings and structured parking as part of their design for the ultimate campus.

### **b. Private College or University**

As Coyote Valley and the region continue to experience growth over the next several decades, the need for private colleges and universities would increase. The opportunities for such institutions to locate in Coyote Valley would present challenges that would need to be met. The primary issue would be fitting campuses into the urban model established with the CVSP. The need to consider urban campuses would be critical, since large blocks of land for such facilities would result in the displacement of jobs and/or housing units, which could significantly impact the community. If a private college or university were to integrate itself into the urban framework of Coyote Valley, there still could be an issue surrounding the need for and location of athletic fields. While such institutions could bring recognition and educational

opportunities to Coyote Valley, there could be significant challenges that would need to be overcome.

### **c. University of California, and California State University Outreach**

Another opportunity for higher education in Coyote Valley is the possible location of an outreach branch of either the University of California or California State University. If either of these institutions deemed Coyote Valley an appropriate location for a satellite or branch facility, it would be logical to locate such facility in the Coyote Core. By locating in the Coyote Core the school could function as a major generator of urban activity and vitality for the community.

The use of a storefront location would also provide the opportunity for the school to grow vertically, thus fitting into the urban pattern of the area, without having to acquire large blocks of land.

One of the major advantages of locating in the Coyote Core is the opportunity for a school to take advantage of the availability of CVSP's fixed guideway transit network and the proximity to the Coyote Station. This proximity would include access from Caltrain, shuttles from VTA light rail, and persons using VTA's bus service. The proximity to transit would provide opportunities for schools located either within Coyote Valley or the surrounding area to be connected to both CVSP's residents and workplace job centers.

## COMMUNITY SERVICES

### Fire Protection

A significant portion of Coyote Valley is outside of the City of San José's service area for fire protection. Consequently, as development occurs, services would be needed for both fire and emergency response calls. Currently, Fire Station 27 services that portion of Coyote Valley that is already within the City of San José. Those areas outside of the City are serviced by Santa Clara County with mutual aid provided by San José and Morgan Hill.

Based on discussions with the San José Fire Department, the development of Coyote Valley, as envisioned in the CVSP, would result in the need for two additional fire stations.

A minimum of two new fire engine companies and two fire ladder truck companies are anticipated to be deployed prior to plan build-out. The proposed fire facilities are projected to meet both response time and other service level objectives for most of Coyote Valley development, contingent on surface street availability, traffic pre-emption and congestion. Given the higher density and intensity of development, two fire engines and two ladder (e.g. 75'-100' aerial device) truck companies, in combination with one engine from Fire Station 27 will be required.

The two fire station facilities have tentatively been sited at Bailey Avenue and Santa Teresa Blvd. and in the vicinity of Coyote Valley Parkway and Coyote Valley Boulevard. The timing of construction for these new facilities is primarily dependent on building typology and construction phasing. Mid and high-rise development would require the construction and staffing (i.e. one engine, one ladder truck) of one fire station to ensure the availability of at least one aerial device with the initial

phase of development. The assumption that Fire Station 27 can serve as the first due resource until a fire station is constructed (as well as the third due engine company, once the second station is constructed), is predicated on average travel speeds of 30 miles per hour or greater using Santa Teresa Blvd. If travel speeds are reduced, an additional engine company may be needed to maintain service levels.

### Police

The City of San José has indicated that even though Coyote Valley would increase the population of the City and a subsequent increase in public safety services, there is no anticipation of needing a police substation to be included in the CVSP.

However, if demands were to warrant the inclusion of a permanent police presence in Coyote Valley, the logical location would be to have a joint operation with one of the fire stations. The main fire station planned for Bailey Avenue would provide a site large enough to accommodate both fire and police services. This site is also anticipated to contain a fuel station for the fire department that could also serve the needs for police vehicles.

If a joint facility were determined not to be feasible, then the location of a separate police substation would best be located in the Coyote Core. This would provide a community presence to the facility and could take advantage of the ground floor space of a mixed-use structure.

### Library

Based on the service ratios used by the City of San José for libraries, and an estimated population for Coyote Valley at build-out, there would be a need for one library for the community.

The library would contribute to creating a sense of community and would serve as important civic facility.

The library is proposed to be included in the Coyote Core. This location would provide an opportunity to locate the library in conjunction with the community center. The location of both the library and community center on adjacent sites or on the same site would provide a strong community connection for both uses, and reinforce the civic importance of these facilities. Based on the criteria for both a community center and a library, the total size of the facility should be approximately 90,000 square feet (30,000 sq. ft. library and 60,000 sq. ft. community center). It would be important that this community center and the library to be designed to stand out as significant urban features of the community both in terms of location, function and architectural treatment.

### Community Center

The community center is a recreational and social event center for CVSP and is included a part of the community park facilities for the community. It is located in the heart of Coyote Valley, in proximity to the high school campus and Lake in the Coyote Core. It is easily accessed by the Urban Canal Park trail and the fixed guideway transit system. This important amenity would be an architectural and social symbol for the entire CVSP community.

The Parks, Recreation and Neighborhood Services Department has provided criteria for a community center. The City is looking for a facility containing a minimum of 500 square feet per 1,000 population. This would equate to a facility of approximately 35,000 square feet, based on a population of 70,000. However, the recommendation of the City Parks Recreation and Neighborhood

Services Department (PRNS) is that a facility of 60,000 square feet be provided for Coyote Valley. The reason for the increased square footage would be to accommodate the needs of the community within a five-mile radius and the provision of a community theater/black box stage within the facility, plus two gymnasiums.

The community center and the library would be located in the core area. Both the community center and library would be developed and managed by the City's Parks and Recreation Department. These facilities would also take advantage of the Coyote Core District's joint structured parking program.

In addition to a central Community Center, smaller centers could be developed in conjunction with neighborhood schools. The City could create these centers in conjunction with the shared use arrangements between the Morgan Hill Unified School District and the City of San José Parks, Recreation and Neighborhood Services Department for the use of school property.

The Community Center could also function as an informational center for community services, especially for those persons seeking assistance from both the City and County related to housing issues, social services and health care services. These services would be especially needed for those residents in the community's low, very low and extremely low -income groups, who may or not have transportation available to travel to Downtown San José to access these services. In the early years of

development of Coyote Valley, the Community Center could serve as a development, marketing and sales center for Coyote Valley.

**Objective 38:** Provide a Community Center building of 60,000 square feet with amenities as outlined in the Parks and Recreation Facilities Needs Associated with the Coyote Valley Specific Plan.

**Policy 237:** Provide a Community Center building with significant architecture that represents and fosters community pride.

**Policy 238:** Provide a Community Center that meets the following criteria:

- Two gymnasiums with two full basketball courts with gymnasiums and locker rooms;
- Six classrooms at 1,000 square feet each;
- An arts and crafts room at 2,000 square feet;
- A dance room at 1,600 square feet;
- A multi-purpose room to hold at least 300 or 4,500 square feet;
- A weight room of 1,000 square feet;
- A tiny tots facility of 2,000 square feet;
- A teen room/lounge of 2,000 square feet;
- A senior room/lounge with dining area for the senior lunch program at 3,000 square feet;
- A 1,000 square foot kitchen and food storage area;
- A 2,000 square foot indoor fitness room;
- A community theater/black box stage area for 500;

- Reception/staff offices for 10;
- A 200 square foot work/mail/copy room;
- Space for other governmental services provided by other City departments; and,
- Aquatic center, in conjunction with the high school.

**Policy 239:** Provide outdoor areas including plazas, terraces, and courtyards for outdoor community functions.

**Policy 240:** If the City provides an aquatic center, the locker rooms for the gymnasium should also serve the pool area.

**Policy 241:** Provide a 30,000 sq. ft. public library adjacent to the community center in the core area. (The library may be built in phases.)

**Policy 242:** Develop the Community Center on the same site or on an adjacent site to the public library.

**Policy 243:** Provide structured parking for the Community Center and library within the Coyote Core District's structured parking facilities.

**Policy 244:** Provide an approximately one-acre site for informal community activities.

**Policy 245:** Include outdoor seating, special paving, shade structures, public art, water features, and other amenities organized to allow for flexible group gatherings should be provided.



